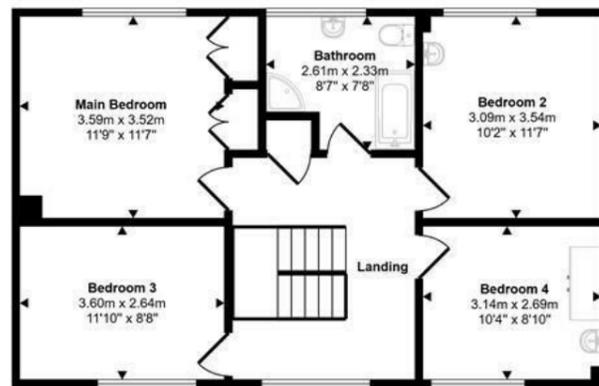


Approx Gross Internal Area
186 sq m / 2005 sq ft



Ground Floor
Approx 121 sq m / 1308 sq ft



First Floor
Approx 65 sq m / 698 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Charlton Musgrove
Wincanton

Guide Price
£500,000

Positioned within the small village of Charlton Musgrove, this spacious detached family home enjoys a rural setting with open countryside views and excellent access to nearby towns and transport links. The property offers well proportioned accommodation arranged over two floors and presents an opportunity for a new owner to update and enhance to their own taste.

The house has been a much loved home for approximately fifty years and provides generous living space including two reception rooms and a conservatory, together with four good sized bedrooms. In addition, there is a double garage and workshop, making the property well suited to family life and those requiring practical storage or hobby space.

Charlton Musgrove lies in a particularly attractive part of Somerset countryside, not far from the Stourhead Estate and just over two miles from the towns of Bruton and Wincanton. The village benefits from a thriving community spirit, centred around its active village hall which hosts a range of events throughout the year, and a well regarded public house, The Smithy. There are also two churches serving the area. Bruton is home to the internationally recognised Hauser and Wirth Art Gallery and the award-winning At The Chapel restaurant, while Wincanton offers everyday amenities, shops and schooling. The property further benefits from easy access to the A303, making it well placed for travel further afield.

Restways
High Street
Gillingham
Dorset
SP8 4AA

t. 01747 824 547
gillingham@mortonnew.co.uk
www.mortonnew.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	61
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Accommodation

Inside

The property is entered via an entrance hall with stairs rising to the first floor and doors leading to the principal ground floor rooms.

The sitting room is well proportioned and enjoys a pleasant outlook over the garden and surrounding countryside, creating a comfortable space for everyday living, and is further enhanced by a feature LPG gas fireplace which provides an attractive focal point. A separate dining room provides further reception space and is well suited to both family use and entertaining.

To the rear of the house, the kitchen is fitted in a traditional style with a range of base and wall units and laminate work surfaces, providing ample preparation space. There is an eye level double oven and room for additional appliances. The kitchen overlooks the rear garden and enjoys charming countryside views beyond. Adjoining the kitchen is a separate utility room, adding to the practicality of the layout.

The conservatory offers an additional reception area and provides a pleasant connection to the garden, making it a versatile space suitable for seating or dining while enjoying the outlook.

To the first floor are four good sized bedrooms, providing flexible accommodation for family

living, guest space or home working if required.

There is a family bathroom serving the bedrooms, fitted with a suite comprising bath, separate shower, wash hand basin and WC.

Outside

To the front of the property there is driveway parking leading to the double garage with electric up and over doors. The garage provides secure parking and storage, and is complemented by a workshop space offering further practical use.

The rear garden is fully enclosed and enjoys a south-westerly aspect, allowing for good natural light throughout the day. The garden is mainly laid to lawn and features a variety of fruit trees, raised beds and vegetable plots, ideal for those with an interest in gardening.

A dedicated seating area provides an ideal space for outdoor dining and entertaining, while a greenhouse and open countryside views add further appeal. The garden offers a pleasant degree of privacy together with a rural outlook.

Important Information

- Heating: Oil fired central heating
- Drainage: Mains
- Windows: uPVC
- EPC Rating: E
- Council Tax Band: E
- Tenure: Freehold
- Vendor needs to find an onward purchase

Location

Charlton Musgrove is a small Somerset village surrounded by attractive rolling countryside and close to the Stourhead Estate. The village has an active and welcoming community, centred around its village hall, and is also home to the popular public house, The Smithy, along with two churches.

Everyday amenities, independent shops and schooling can be found in nearby Bruton and Wincanton, while the wider area offers excellent walking routes and access to cultural attractions including Hauser and Wirth in Bruton. The A303 is within easy reach, providing convenient links further afield.

What3words - drips.twitching.scope

Postcode - BA9 8HG

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.